



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 12, 2004

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-03-56
3070 THROUGH 3090 BRISTOL STREET**

DATE: DECEMBER 31, 2003

**FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611**

PROJECT DESCRIPTION

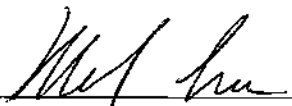
The applicant, representing University of Phoenix, which is proposing to occupy approximately 60,985 square feet of office building located at 3100 and 3150 Bristol Street, is requesting approval of a conditional use permit to allow off-site overflow parking within the parking structure that serves the adjoining office complex at 3070, 3080, and 3090 Bristol Street.

APPLICANT

The applicant is Ken Zielinski, representing the property owner, MetLife Real Estate Investments.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



MEL LEE
Associate Planner



PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3070-3090 Brsitol Street Application: PA-03-56

Request: Conditional use permit to allow off-site overflow parking.

SUBJECT PROPERTY:

Zone: PCD
 General Plan: General Commercial
 Lot Dimensions: Irregular
 Lot Area: 7 Acres
 Existing Dev.: Office complex and parking structure

SURROUNDING PROPERTY:

North: PDC, Office Complex
 South: PDC, Hotel
 East: (Across Flood Channel) R3, Condominiums
 West: (Across Bristol Street) Hotel and Restaurant

DEVELOPMENT STANDARD COMPARISON (EXISTING BUILDINGS)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Parking:		
TOTAL:	1,217 Spaces*	1,217 Spaces*
*See staff report discussion.		
CEQA Status:	Exempt (Class 1)	
Final Action:	Planning Commission	

BACKGROUND

On July 24, 2003, the Zoning Administrator approved ZA-03-33, a minor conditional use permit allowing University of Phoenix to occupy approximately 60,985 square feet of office building located at 3100 and 3150 Bristol Street, with a deviation from shared on-site parking based upon offset hours of operation. The university's daytime use (8 a.m. to 5 p.m., Monday through Friday) is an administrative office, with classroom instruction occurring in the evening (6 p.m. to 10 p.m., Monday through Friday). A copy of the Zoning Administrator's approval of ZA-03-33 is attached to this report for reference, and additional detail is provided in the discussion section below.

Although the on-site parking satisfies code requirements, University of Phoenix has entered into a parking agreement for 400 additional off-site parking spaces at 3070, 3080, and 3090 Bristol Street. Because this agreement will affect availability of parking in the off-site facilities, the applicant is required to obtain approval of a conditional use permit.

DISCUSSION

On-Site Parking (3100 and 3150 Bristol Street)

A deviation for on-site parking was approved via ZA-03-33. The site provides 489 parking spaces, which exceeds code-required parking for office uses; as a result, the parking requirement for the daytime (administrative office) portion of the university's use will not be exceeded. However, the number of parking spaces required by code for the classroom instruction use by University of Phoenix creates a deficiency in on-site parking spaces. The total required parking for the classroom instruction by University of Phoenix is 411 spaces, which includes an allocation of 65 spaces (23% of the peak parking demand) for other tenants in the building based upon the City's shared parking analysis. As a result, classroom instruction will take place in the evening hours, thereby not negatively affecting the other tenants in the building. The on-site parking breakdown is as follows:

Spaces Required - Evening (6 p.m. to 10 p.m., Monday through Friday)	
Univ. of Phoenix Office/ Administration Area (21,565 sq. ft. at 3 per 1,000)	65 Spaces
Univ. of Phoenix Instructional Area (28,103 sq. ft. at 10 per 1,000)	281 Spaces
Balance of Building (23% of 94,456 sq. ft. at 3 per 1,000)	65 Spaces
Total Parking Spaces Required	411 Spaces
Total Parking Spaces Provided	489 Spaces
Number of Surplus Parking Spaces	78 Spaces
Spaces Required - Daytime (8 a.m. to 5 p.m., Monday through Friday)	
Univ. of Phoenix Office/ Administration Area (11,317 sq. ft. at 3 per 1,000)	34 Spaces
Balance of Building (94,456 sq. ft. at 3 per 1,000)	284 Spaces
Total Parking Spaces Required	318 Spaces
Total Parking Spaces Provided	489 Spaces
Number of Surplus Parking Spaces	171 Spaces

Although the university can satisfy the code requirement for on-site evening parking (411 spaces required; 489 spaces provided), the applicant proposed an additional 400 off-site parking spaces due to the university's anticipated enrollment of 700 students. Discussion of the proposed off-site parking follows.

Off-Site Parking (3070 through 3090 Bristol Street)

On October 11, 1982, Planning Commission approved ZE-82-132A, a Planned Development to construct the office complex and the adjoining hotel, with a 30% parking reduction for overlapping uses. The site provides 1,217 parking spaces, 400 of which are proposed to be utilized by the university as off-site overflow parking between the hours of 5:00 p.m. and 11:00 p.m., Monday through Friday, overlapping the university's evening instruction hours. The applicant has indicated that in addition to evening instruction on weeknights, there may be Saturday classes from 8:00 a.m. to 5:00 p.m., however, if there are Saturday classes, the need for off-site parking is not anticipated.

As is the case with the office uses at 3100 and 3150 Bristol, the office uses on the subject property, with the exception of Berlitz Language, Inc., do not operate in the evening hours, however, as with the on-site parking, staff has factored an allocation of 23% of the peak parking demand for the other office tenants (305 spaces total).

There is also an existing parking agreement for 279 overflow parking spaces utilized by the adjacent Hilton Hotel, which was approved as part of ZE-82-132A. Even with these exceptions, there is sufficient surplus parking to accommodate the university's overflow parking. The off-site parking breakdown is as follows:

<u>Off-Site Parking Spaces Required (3070 through 3090 Bristol Street)</u>	
No. of Univ. of Phoenix Proposed Overflow Spaces	400 Spaces
No. of Spaces Used by Berlitz Language Inc.	6 Spaces
Balance of Building (23% of office building sq. ft. at 3 per 1,000)	305 Spaces
No. of Overflow Spaces Approved for Hilton Hotel	279 Spaces
Total Parking Spaces Required	990 Spaces
Total Parking Spaces Provided	1,217 Spaces
Number of Surplus Parking Spaces	227 Spaces

ALTERNATIVES

If the conditional use permit were denied, it would prevent the use of the off-site parking by the university. Although the university could still operate with the code-required on-site parking, university officials feel this may not be sufficient to meet actual parking demands.

CONCLUSION

It is staff's opinion that the proposed use, will not adversely affect adjacent properties with regard to parking. Therefore, staff recommends approval of the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 ZA Letter
 Location Map
 Plans/Photos

File Name: 011204PA0356

Date: 12/30/03

Time: 12:30 p.m.

c: Deputy City Manager - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Ken Zielinski
3150 Bristol Street, Suite 350
Costa Mesa, CA 92626

Todd Morefield
MetLife Real Estate Investments
333 Hope Street
Los Angeles, CA 90071

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-56**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Ken Zielinski, representing the property owner, MetLife Real Estate Investment, owner of real property located at 3070, 3080, and 3090 Bristol Street, requesting approval of a conditional use permit to allow off-site overflow parking between the subject property and 3100 and 3150 Bristol Street for University of Phoenix; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-03-56 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-03-56 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of January, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 12, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed off-site parking will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the other office uses in the building do not operate at the same time the off-site parking is proposed to be utilized, thereby not negatively impacting the other tenants in the building or other uses approved to utilize the site for overflow parking. The recommended conditions of approval will ensure that the use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The proposed use is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
4. Hours of use for off-site parking shall be limited to 5:00 p.m. to 11:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday (if needed).
5. If parking shortages or other parking-related problems arise on the property, the applicant shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing student enrollment.

PLANNING DIVISION - CITY OF COLUMBIA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-03-56

Environmental Determination: EXEMPT

Address: 3070 - 3090 BRISTOL

1. Fully describe your request:

Conditional Use Permit Application for offsite parking located in the parking structure at 3070, 3080 and 3090 Bristol during the hours of 5:00 PM - 11:00 PM Monday through Friday and 8:00 AM - 5:00 PM on Saturday. (See attached Summary of Justification)

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

Offsite parking is in support of a compatible use previously approved under the Minor Conditional Use Permit ZA#03-33 for the adjacent property located at 3100-3150 Bristol. This C.U.P. is strictly for offsite parking and for after-hours use only. (See attached Summary of Justification)

- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

Not applicable.

3. This project is: (check where appropriate) Not applicable.

☐ In a flood zone.

☐ In the Redevelopment Area.

☐ Subject to future street widening.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature KEN ZIEUNSKI / APPLICANT

Date 10-13-03

SUMMARY OF JUSTIFICATION STATEMENT

The University of Phoenix intends to occupy 60,985 sf at an existing 155,441 sf office complex located at 3100-3150 Bristol Street. The total parking for both daytime and evening use was justified and approved previously by the City of Costa Mesa, under Minor Conditional Use Permit ZA-03-33. Additionally, the landlord of the 3100-3150 Bristol Street Building has entered into a parking license agreement with the landlord of the adjacent property located at 3070, 3080, 3090 Bristol Street, for an additional 400 parking spaces to be used as overflow or supplemental parking.

This Conditional Use Permit application is being submitted to utilize the parking structure at 3070, 3080, 3090 Bristol Street for supplemental off-site parking, for the University of Phoenix, during the hours of 5 p.m. – 11 p.m. Monday through Friday and 8 a.m. – 5 p.m. on Saturdays, (defined as "After-Hours Use"). Signage for overflow parking will be utilized to direct students to the offsite parking structure. In addition, a security guard will be stationed at the 3070 – 3090 parking structure to assist in directing students. It will be suggested to the University of Phoenix, that students be given a site map upon enrollment that highlights the designated parking areas.

OFFSITE PARKING CALCULATIONS FOR AFTER-HOURS USE

Existing Parking at 3070, 3080, 3090 Bristol

Surface Parking	44 spaces
Parking Structure	<u>1,173 spaces</u>
Total Offsite Parking:	1,217 spaces

Surplus Parking Available for "After-Hours Use"

Total Offsite Parking	1,217 spaces
Other tenants with "After-Hours Use"	
Berlitz Language, Inc. (1,936 usf @ 3/1000)	6 spaces
Hilton Hotel "After-Hours Use"	279 spaces
Allowance for tenants working late (25% x 1,217)	<u>305 spaces</u>
Surplus Parking Available for "After-Hours Use":	627 spaces

Justification for Conditional Use Permit

Total Available Parking for "After-Hours Use"	627 spaces
Offsite Parking allocated for University of Phoenix	<u>400 spaces</u>
Surplus "After-Hours Parking":	227 spaces

(11)

SOUTH COAST CORPORATE CENTER TENANTS HOURS OF OPERATION

P A 03-56

3070 Bristol Street

TENANT	HOURS OF OPERATION
nMetric	8:00 am - 5:00 pm
Cushman & Wakefield Eng.	8:00 am - 5:00 pm
Berlitz Languages, Inc.	8:00 am - 5:00 pm
South Bay Bank	8:00 am - 5:00 pm
Jerry Dotson	8:00 am - 5:00 pm
Le Café	8:00 am - 5:00 pm
Teruo Yamamoto DDS	8:00 am - 5:00 pm
Health Perfect Imaging	8:00 am - 5:00 pm
Everest National Insurance	8:00 am - 5:00 pm
Blue Cross	8:00 am - 5:00 pm
Tressler, Soderstrom, Maloney	8:00 am - 5:00 pm
Jeff Olvedo & Associates, Inc.	8:00 am - 5:00 pm
Computer Sales International	8:00 am - 5:00 pm
Functional Infosystems, Inc.	8:00 am - 5:00 pm
Nissel Sangyo America, Ltd.	8:00 am - 5:00 pm
JBA Consulting Engineering	8:00 am - 5:00 pm
Fremont Employers Insurance Co.	8:00 am - 5:00 pm
Schonwit & Associates	8:00 am - 5:00 pm
Employers Group	8:00 am - 5:00 pm
Lae Office of Andy Pryor	8:00 am - 5:00 pm

3080 Bristol Street

TENANT	HOURS OF OPERATION
Sweek, Connolly & Company	8:00 am - 5:00 pm
Interior Architects, Inc.	8:00 am - 5:00 pm
CNA Trust	8:00 am - 5:00 pm
Continental Insurance	8:00 am - 5:00 pm
Nadel Architects, Inc.	8:00 am - 5:00 pm
Hines Smith, LLP	8:00 am - 5:00 pm
Talent Tree Staffing	8:00 am - 5:00 pm
Pacific Cardiovascular Services	8:00 am - 5:00 pm

3080 Bristol Street

TENANT	HOURS OF OPERATION
Jillo & Associates	8:00 am - 5:00 pm
Hearing Instrument Consultant	8:00 am - 5:00 pm
The Schweickert Agency	8:00 am - 5:00 pm
BrookField Homes, Inc.	8:00 am - 5:00 pm
Stegmeier & Gelbart	8:00 am - 5:00 pm
Cymric, A California Corporation	8:00 am - 5:00 pm

Metropolitan Life Insurance Company
Real Estate Investments
333 South Hope Street, Suite 1150, Los Angeles, CA 90071
Tel 213 625-3700 Fax 213 625-4334

MetLife®

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JUL 08 2003

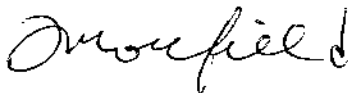
July 7, 2003

Melvin E. Lee, AICP
Planning Department
City of Costa Mesa
77 Fair Drive
P.O. Box 1200
Costa Mesa, CA 92628-1200

Dear Mr. Lee:

As a representative for Metropolitan Life Insurance Company, the owner of the property located at 3070, 3080, 3090 Bristol Street in Costa Mesa, California, this letter is to confirm that a Parking License Agreement has been executed between CarrAmerica Realty L.P., the owner of the adjacent property located at 3100, 3150 Bristol Street and Metropolitan Life Insurance Company, for additional after-hours parking (up to 400 stalls) for the University of Phoenix.

Sincerely,



Todd Morefield
Associate Director

cc: Cindy Erwin, CarrAmerica (via fax 714-338-4343)

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CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 24, 2003

Ken Zielinski
3150 Bristol Street, Suite 350
Costa Mesa, CA 92626

RE: MINOR CONDITIONAL USE PERMIT ZA-03-33
3100 AND 3150 BRISTOL STREET, COSTA MESA

Dear Mr. Zielinski:

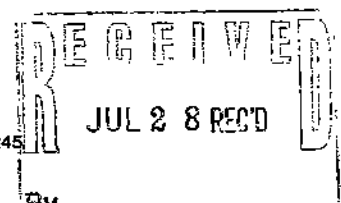
Review of the minor conditional use permit for the above-referenced project has been completed. The application has been approved, based on the following project description and findings, subject to the conditions set forth below:

PROJECT DESCRIPTION

University of Phoenix proposes to occupy 60,985 square feet of an existing 155,441 square-foot office complex located at 3100 and 3150 Bristol Street. Approximately 28,103 square feet of the proposed space to be occupied by the university, will be for instructional purposes, and 32,882 square feet will be used as administrative and support office uses.

The site provides 489 parking spaces, which exceeds 3 spaces per 1,000 square feet of floor area required per code by 22 spaces; however, code requires the portion of the building used for instructional purposes to be parked at a ratio of 10 parking spaces for every 1,000 square feet of floor area. The additional parking required by code will not impact the daytime use of the building for office purposes (8:00 a.m. to 5:00 p.m.) because the instruction will take place in the evening hours (6:00 p.m. to 10:00 p.m., Monday through Friday). The total required parking for the evening use by University of Phoenix is 411 spaces, which includes an allocation of 65 spaces (23% of the peak parking demand) for other tenants in the building based upon the City's shared parking analysis. The parking breakdown is as follows:

14



Univ. of Phoenix Office/ Administration Area (21,565 sq. ft. at 3 per 1,000)	65 Spaces
Univ. of Phoenix Instructional Area (28,103 sq. ft. at 10 per 1,000)	281 Spaces
Balance of Building (23% of 94,456 sq. ft. at 3 per 1,000)	65 Spaces
Total Parking Spaces Required	411 Spaces
Total Parking Spaces Provided	489 Spaces
Number of Surplus Parking Spaces	78 Spaces
Univ. of Phoenix Office/ Administration Area (11,317 sq. ft. at 3 per 1,000)	34 Spaces
Balance of Building (94,456 sq. ft. at 3 per 1,000)	284 Spaces
Total Parking Spaces Required	318 Spaces
Total Parking Spaces Provided	489 Spaces
Number of Surplus Parking Spaces	171 Spaces

The parking analysis has been reviewed and approved by the Transportation Services Division. Additionally, the applicant has entered into a parking license agreement for an additional 400 parking spaces for the property located at 3070, 3080, and 3090 Bristol Street; however, the applicant would be required to obtain approval of a conditional use permit to utilize the property for off-site parking.

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed deviation from shared parking requirements will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. The recommended conditions of approval will ensure that the use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
 - The proposed use is compatible and harmonious with uses on surrounding properties.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Ping. 1. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting this approval. City shall have the right to select the attorney defending it, if it elects to do so.
2. Employees and customers shall be required to park on-site. Students shall not utilize surrounding properties for off-site parking unless authorized by a separate conditional use permit approved by Planning Commission.
3. If parking shortages or other parking-related problems arise on the property, the applicant shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to, applying for a conditional use permit for off-site parking as described in condition number 2 or reducing student enrollment.
4. A copy of the conditions of approval shall be kept on the premises and presented to any authorized City Official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
5. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Ping. 1. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and business commences or the applicant applies for and is granted an extension of time.
2. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- Bldg. 3. Comply with the requirements of the Uniform Building Code as to design and construction.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani.
1. Orange County Sanitation District fees, fixture fees, inspection fees, and sewer permit required prior to issuance of building permits. Call (714) 754-5307 for inspection.
 2. Developer is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy or utilities being released.

Upon receipt of this letter, your project has been approved, subject to the above-listed conditions. A copy of the conceptually approved plans is enclosed. The decision will become final at 5 p.m. on July 31, 2003, unless appealed by an affected party or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,



PERRY L. VALANTINE
Zoning Administrator

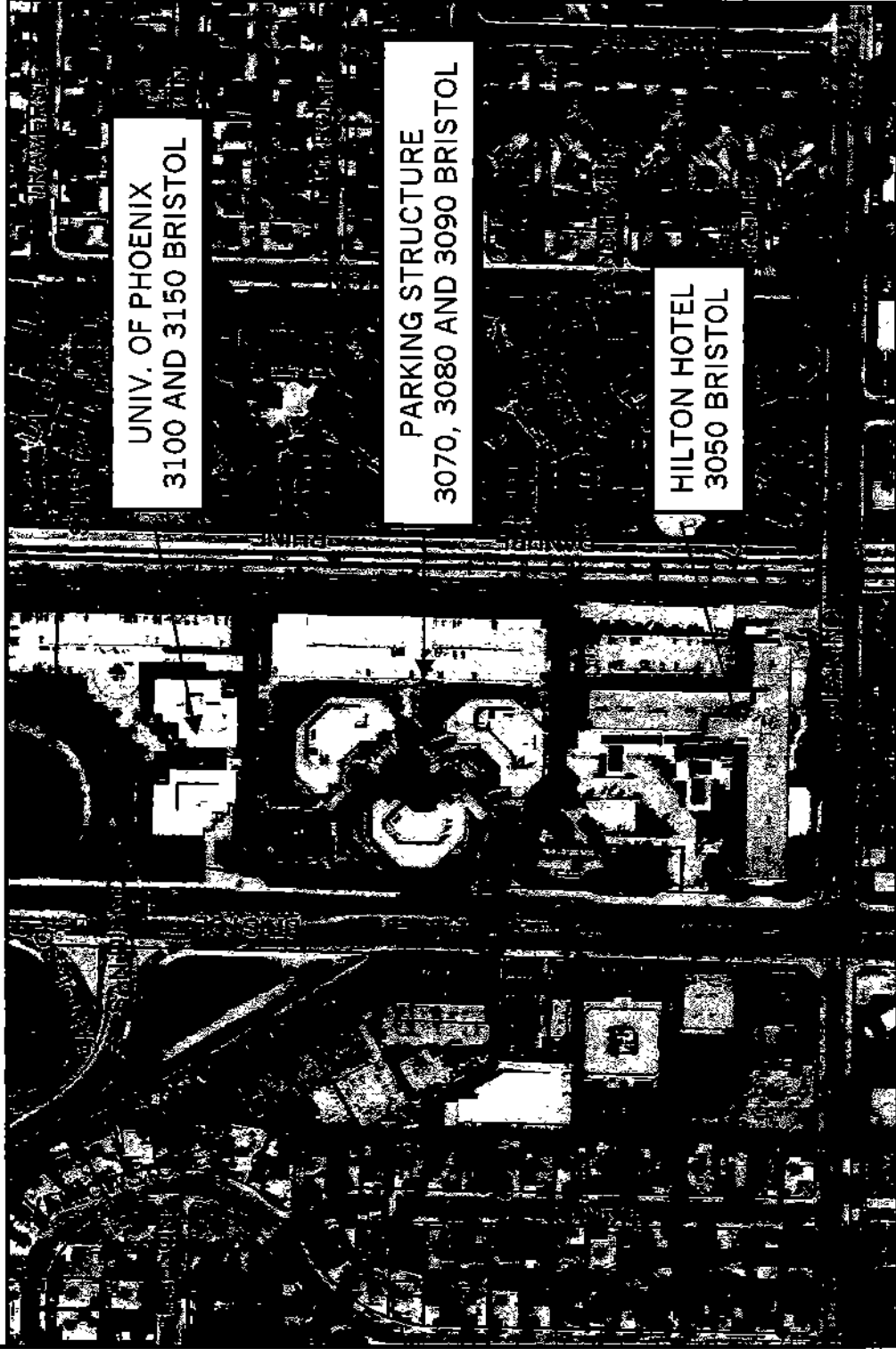
Enclosure: Conceptually-approved plans

cc: Engineering
Fire Protection Analyst
Water District
Building Division

Phil Matchett
CarrAmerica Realty L.P.
3150 Bristol Street, Suite 350
Costa Mesa, CA 92626

LOCATION MAP

PA-03-56



Legend

- Address Points
- Hydrology
- Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho
- Photography
- Parcels



Printed: 12/22/2003 2:01:20 PM

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WARNING: This map does not meet national map accuracy standards and cannot be used for engineering pur



Powered By GeoSmart.net

3100/3150 Bristol Street
Costa Mesa, Ca

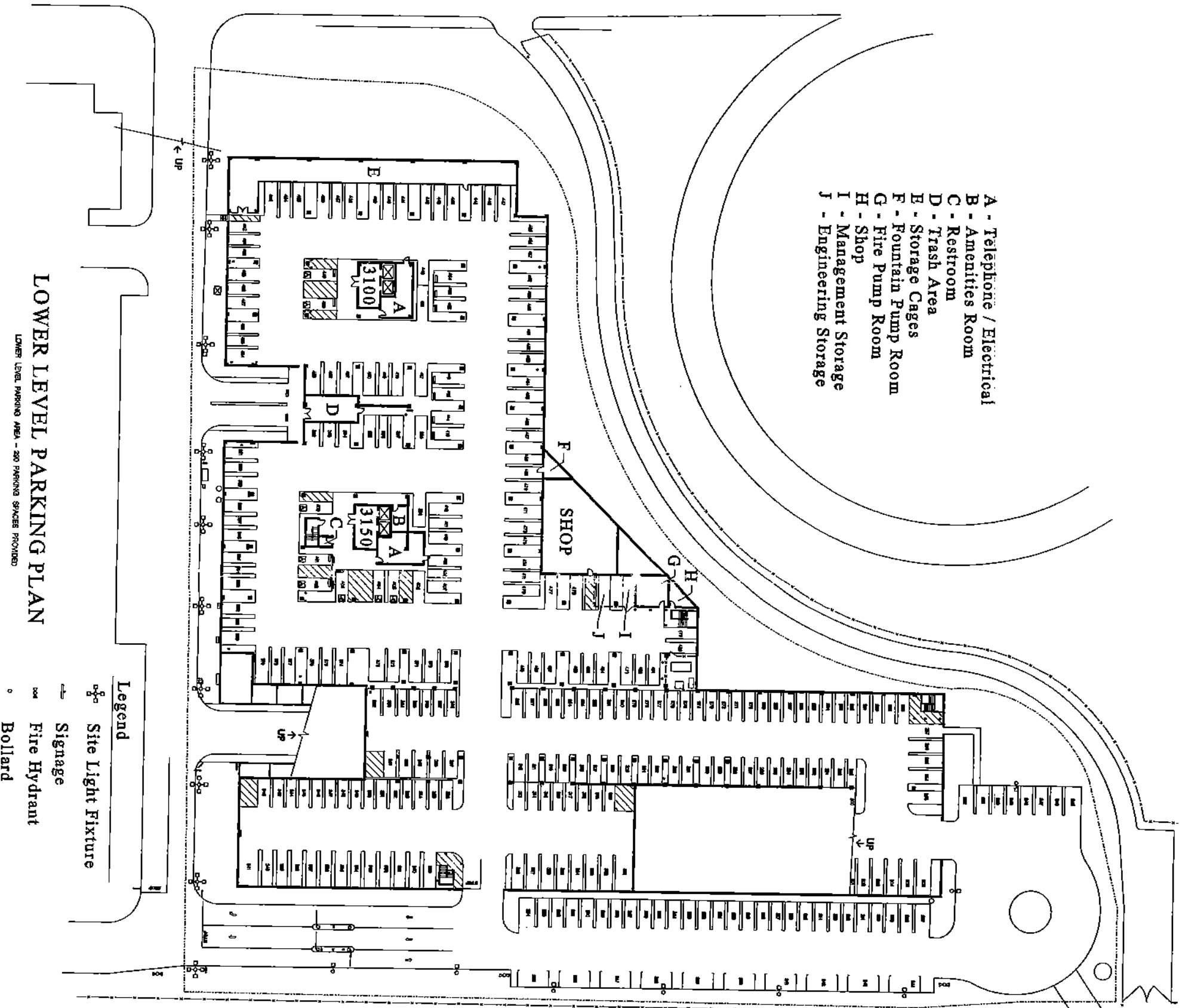
3150 Brietel Street
Suite 360
Costa Mesa, CA 92626
(714) 336-4320

No	Date	Issues and Revisions	By
1	3/27/03	C.U.P. SUBMITTAL	JSM

Project Name	UNIVERSITY OF PHOENIX
Project Number	MINOR CONDITIONAL USE PERMIT 00.02.35
Description	EXISTING LOWER LEVEL PARKING
Computer File	uop-cup-1-parking.dgn
Scale	

All strategies and within material appearing herein constitute original and unpublished work of Future Teachers & Associates and may not be duplicated or discussed without written consent from Future Teachers & Associates.

CUP-1



- A - Telephone / Electrical
- B - Amenities Room
- C - Restroom
- D - Trash Area
- E - Storage Cages
- F - Fountain Pump Room
- G - Fire Pump Room
- H - Shop
- I - Management Storage
- J - Engineering Storage

LOWER LEVEL PARKING PLAN

LOWER LEVEL PARKING AREA - 250 PARKING SPACES PROVIDED

Legend

Site Light Fixture

Signage

Fire Hydrant

9
Bollard

2.

OH
PHOENIX
3100/3150 Bristol Street
Costa Mesa, Ca

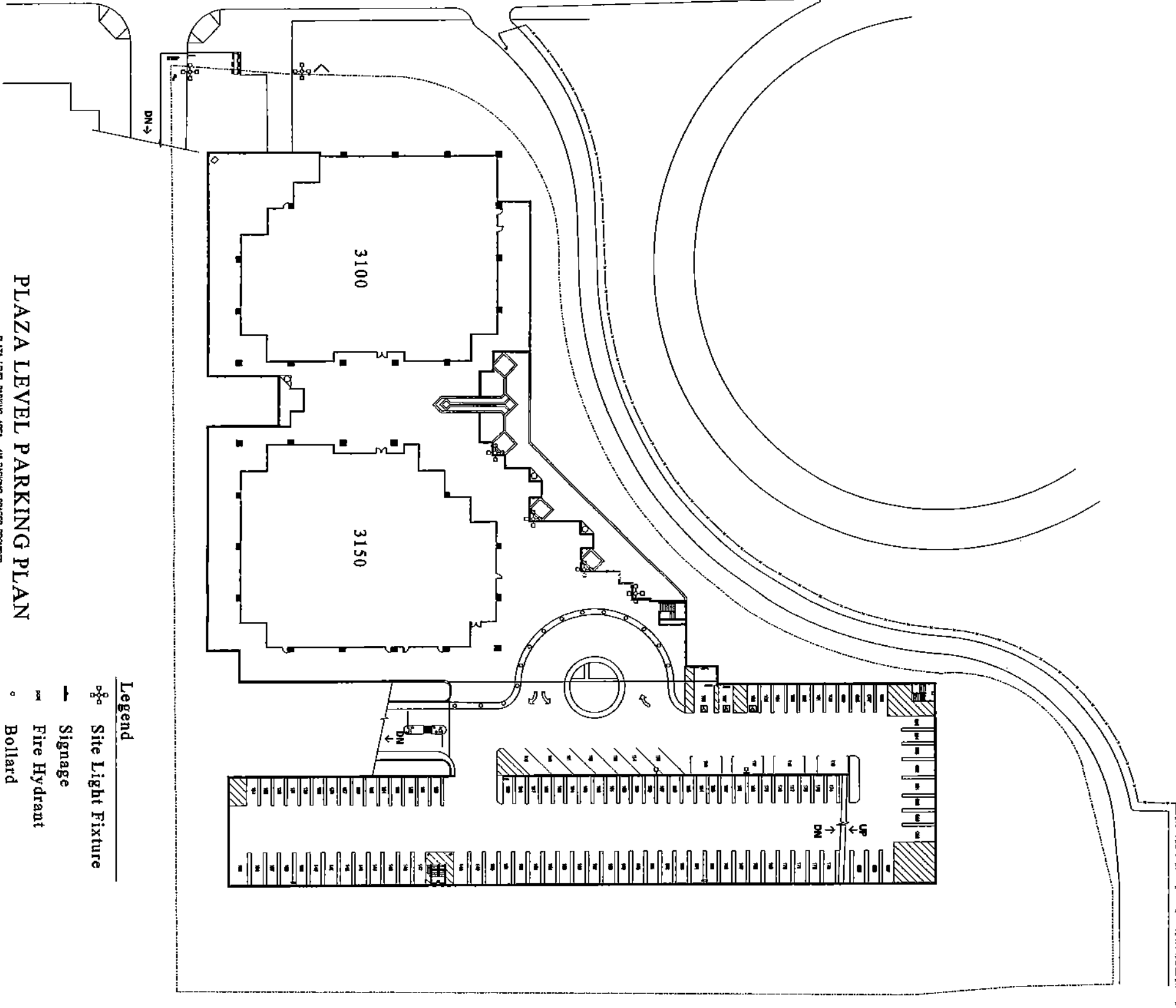
Property Owned & Managed by
CarriAmerica
Realty Corporation

3180 Bristol Street
Suite 360
Costa Mesa, CA 92626
(714) 338-4320

[illegible]

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CUP-2



PLAZA LEVEL PARKING PLAN

PLAZA LEVEL PARKING AREA - 114 PARKING SPACES PROVIDED

Legend

Site Light Fixture

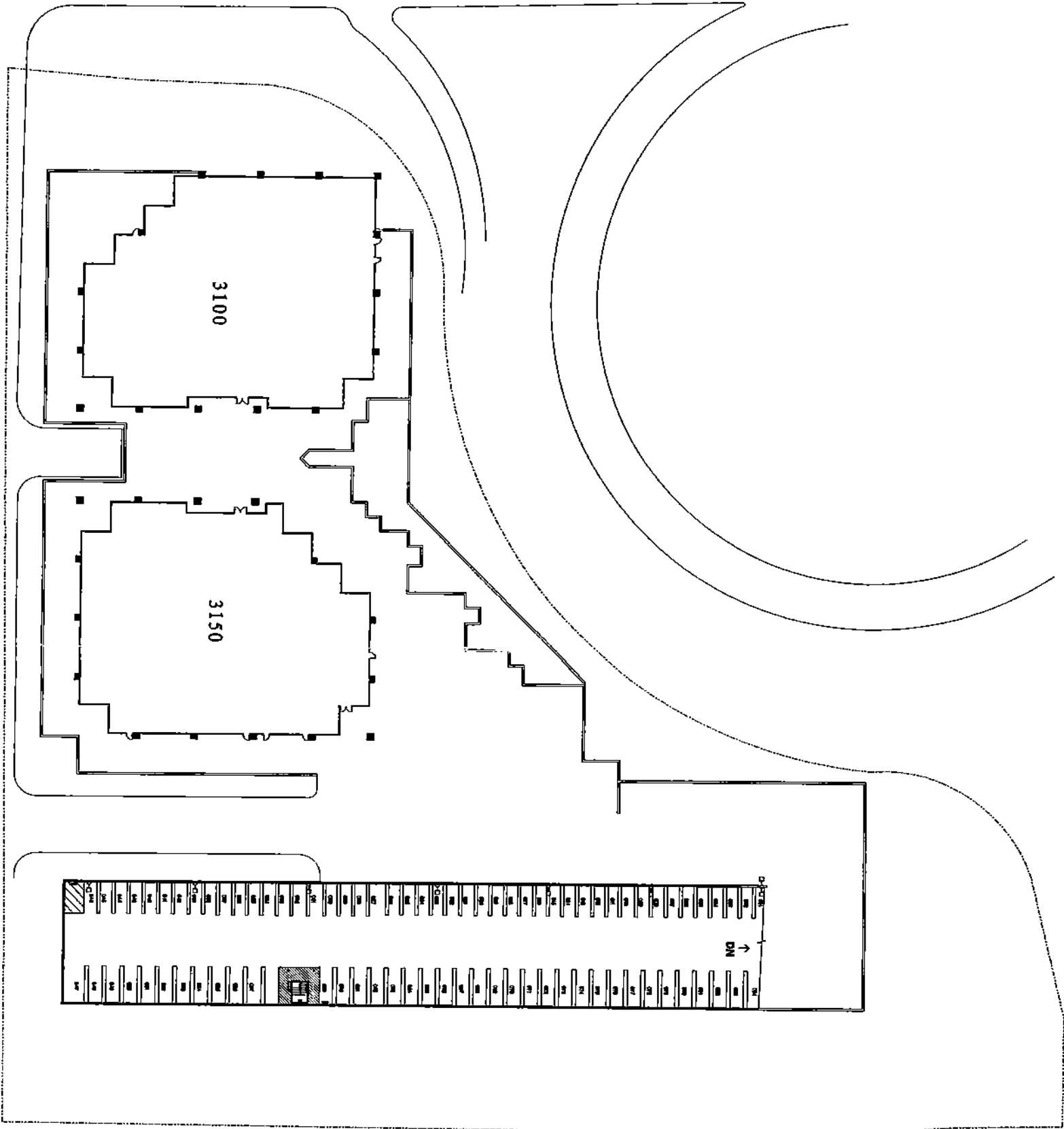
— Signage

Fire Hydrant

Bollard

OF
PHOENIX
3100/3150 Bristol Street
Costa Mesa, Ca

Property Owned & Managed by
Carri-Americ
Realty Corporation
3100 Bristol Street
Suite 350
Costa Mesa, CA 92626
(714) 980-4500



Legend

- Site Light Fixture
- Signage
- Fire Hydrant
- Bollard

UPPER LEVEL PARKING PLAN

UPPER LEVEL PARKING AREA - 54 PARKING SPACES PROVIDED

22

Notes and Revisions	
1. 3/27/03	CUP SUBMITTAL
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Project Name	UNIVERSITY OF BRIDGES
Project Number	00223
Client	UNIVERSITY OF BRIDGES
Designation	UPPER LEVEL PARKING
Designer	UPP-00-01-001/001
Scale	1" = 10'

All drawings and notes shall remain the property of the designer and shall not be reproduced or used in any manner without the written consent of the designer.

CUP-0



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

If you are interested in viewing the plans for this project,
please call the Planning Division at (714) 754-5270